MIDWEST LAND GROUP PRESENTS

3.96 ACRES

OSAGE COUNTY, MO

369 HIGHWAY 133, WESTPHALIA, MISSOURI 65085

MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING REMODELED HOME ON 3.96 ACRES WITH POND & 30'X40' SHOP IN FATIMA SCHOOL DISTRICT

Located just outside of Westphalia in the highly sought-after Fatima School District, this extremely well-maintained 3 bed, 1.5 bath brick home offers the perfect blend of comfort, functionality, and country living. Completely remodeled in 2020, the home features 1,170 square feet of living space with updated finishes throughout, including a beautifully designed kitchen with all new stainless steel appliances. Laundry hookups are conveniently located on both the main level and in the full basement, offering flexibility to suit your needs.

Situated on 4.25 acres, this property provides plenty of space to enjoy the outdoors, complete with a small pond perfect for fishing with the kids. Entertain or relax on the concrete patio or wooden deck while taking in the peaceful surroundings. The 30'x40' shop with concrete floors and electric is a standout feature, offering two garage spaces plus a full basement area with an additional parking space, ideal for storage, hobbies, or workspace. With state highway frontage and a prime location just 20 minutes to Jefferson City and 45 minutes to Columbia, this property offers rural charm with convenient access to town. This one won't last long! Call for your showing today!

PROPERTY FEATURES

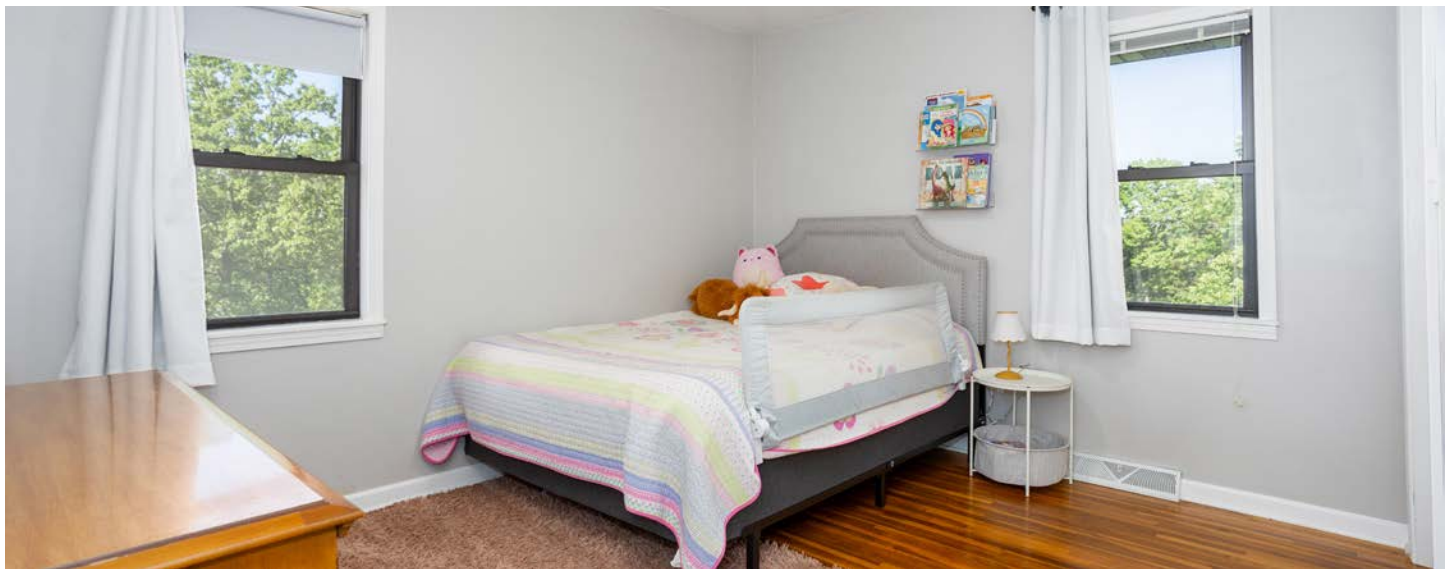
COUNTY: **OSAGE** | STATE: **MISSOURI** | ACRES: **3.96**

- Remodeled in 2020 with updated finishes throughout
- Beautiful kitchen with stainless steel appliances
- 3 bedroom, 1.5 bath brick home
- 1,170 sq. ft. of living space with a full basement
- Laundry hookups on both the main level and basement
- 3.96 acres in the highly desirable Fatima School District
- Small pond perfect for fishing and outdoor enjoyment
- 30'x40' shop with concrete floors, electric, and additional basement parking
- 20 minutes to Jefferson City and 45 minutes to Columbia

1,170 SQ. FT. HOME

Completely remodeled in 2020, the home features 1,170 square feet of living space with updated finishes throughout, including a beautifully designed kitchen with all new stainless steel appliances.

3 BED, 1.5 BATH

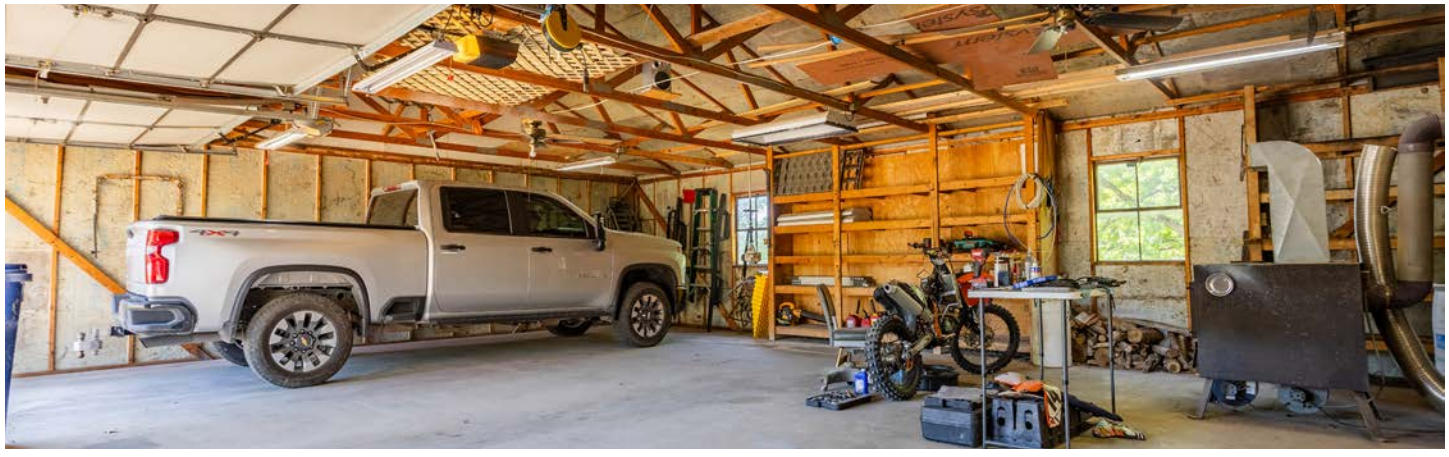


PATIO & DECK

FULL BASEMENT

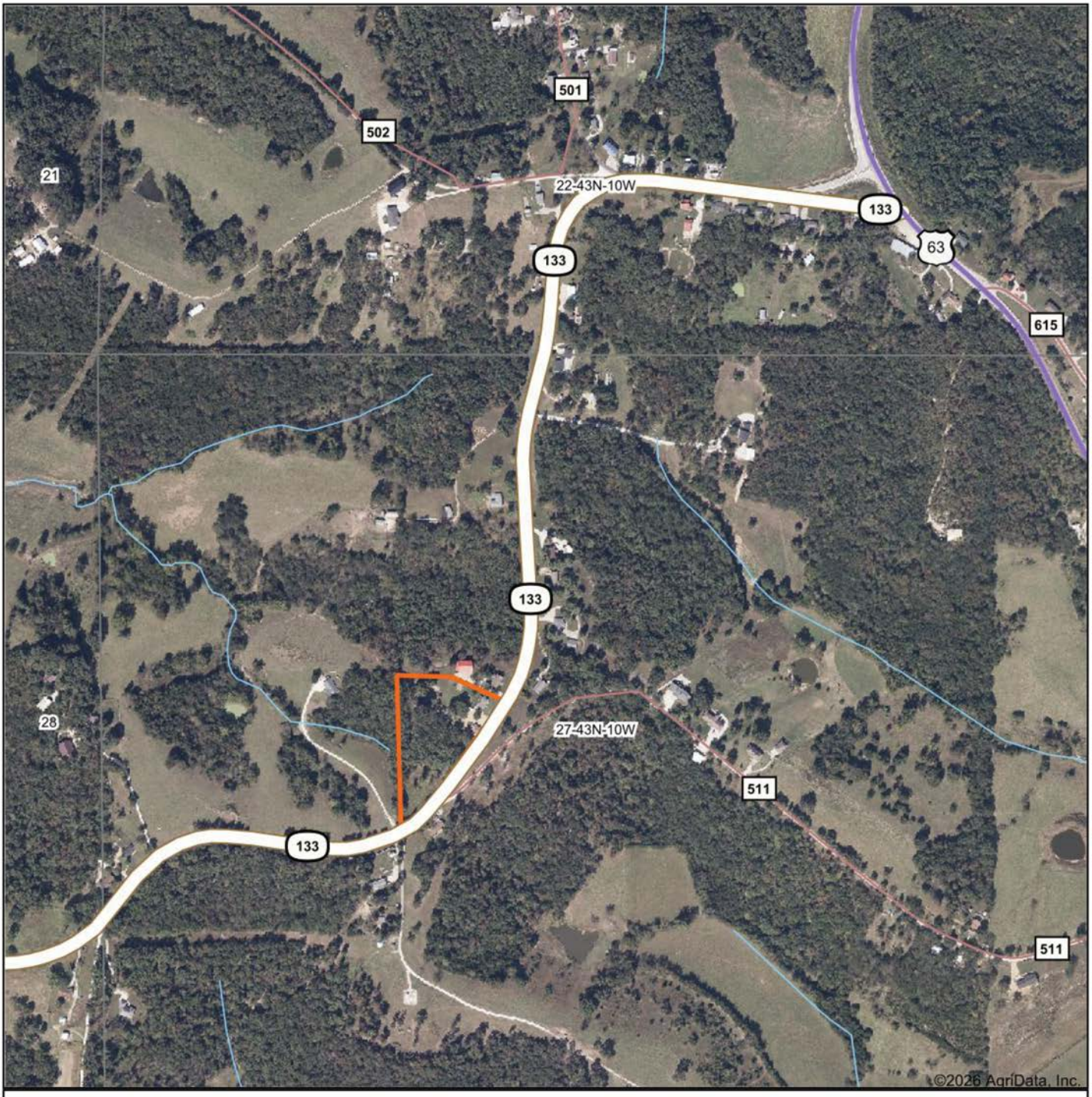
30’X40’ SHOP

The 30’x40’ shop with concrete floors and electric is a standout feature, offering two garage spaces plus a full basement area with an additional parking space, ideal for storage, hobbies, or workspace.



SMALL POND

AERIAL MAP



Boundary Center: 38° 26' 40.44, -92° 1' 1.02

0ft 696ft 1392ft

27-43N-10W
Osage County
Missouri

N
W E
S

5/1/2026

Maps Provided By:
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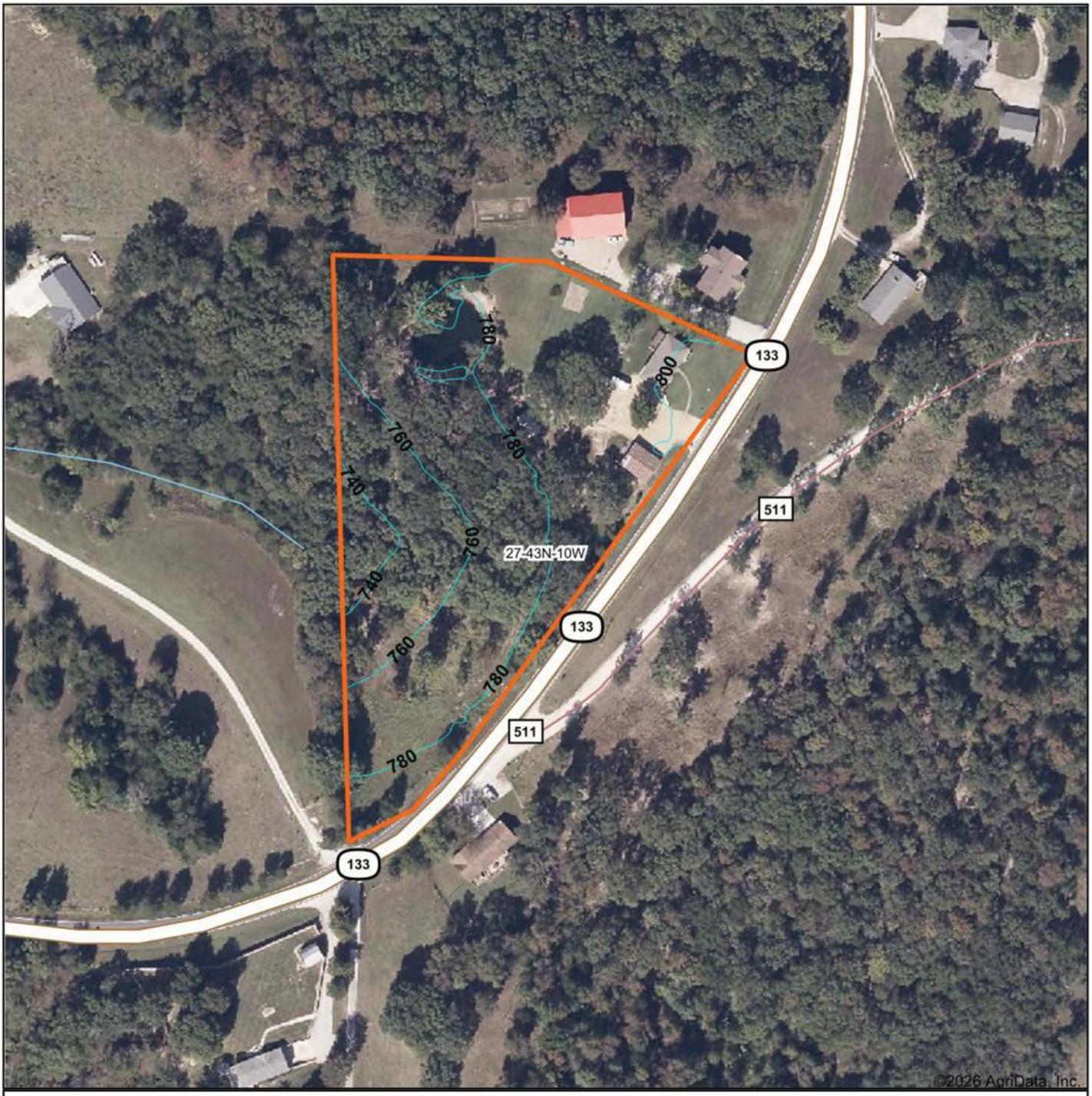
TOPOGRAPHY MAP



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Source:	USGS 1 meter dem
Interval(ft):	20.0
Min:	727.4
Max:	802.8
Range:	75.4
Average:	774.7
Standard Deviation:	16.08 ft

0ft 177ft 355ft

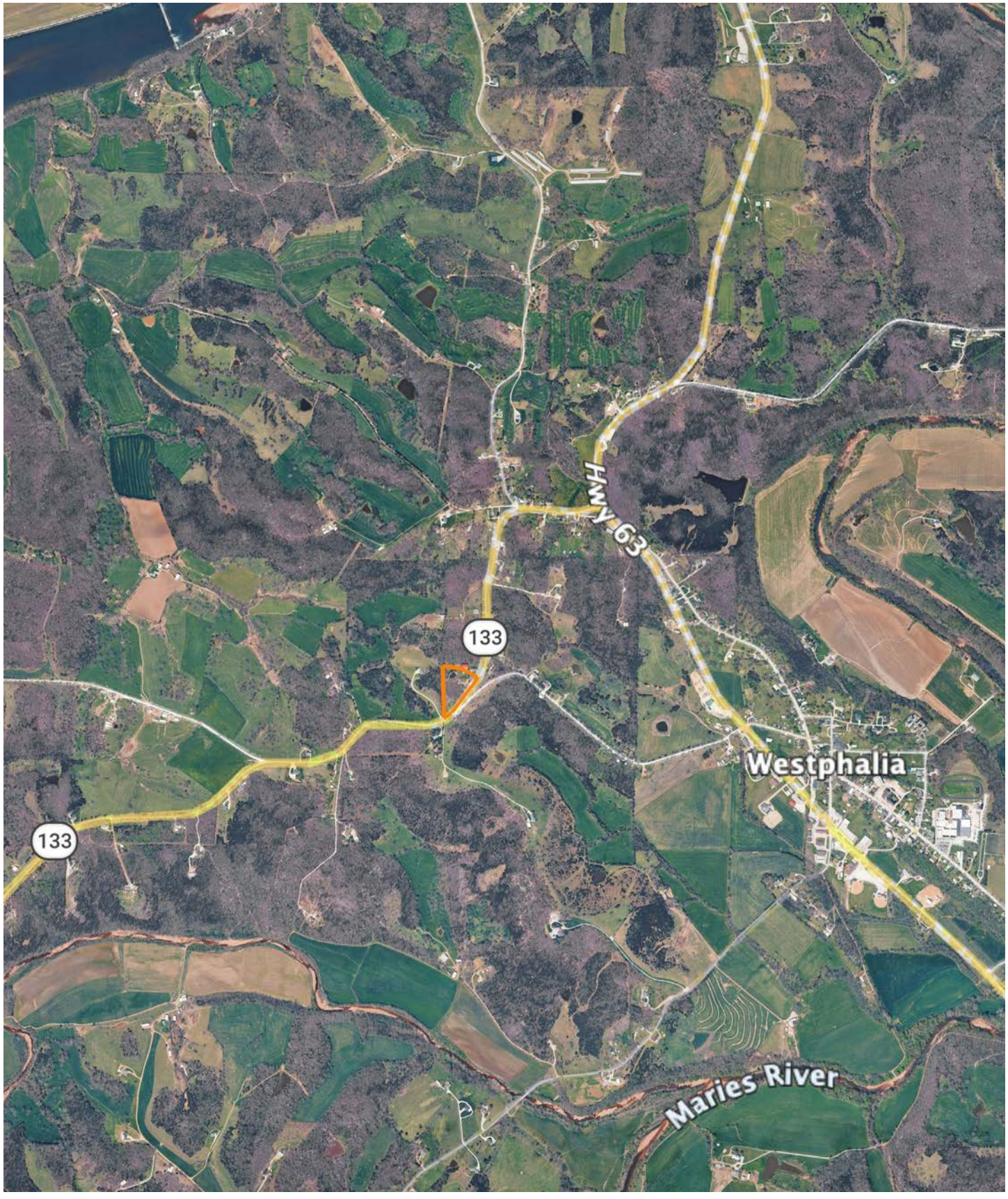
N W E S

5/1/2026

27-43N-10W
Osage County
Missouri

Boundary Center: 38° 26' 40.44, -92° 1' 1.02

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.

BEAU MANTLE, LAND AGENT
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